

****Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference. ****

The Board of Adjustment meeting will be accessible for online viewing at:
<https://zoom.us/j/9616100275>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [961 610 0275](https://zoom.us/j/9616100275)

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press ***6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing ***6**.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
Wednesday, April 6, 2022, at 1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20403 – Appeal filed by STL PAM Acquisition Co, LLC, c/o Michael Leraris, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate an aluminum rolling company at 6100 S. Broadway St.

WARD 11 #AOP-7679-22 ZONE: “J” – Industrial District

APPEAL #20404 – Appeal filed by Junu Investments, LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Petitioner to operate a real estate office at 6700 Morgan Ford Rd.

WARD 13 #AOP-7690-22 ZONE: “A” – Single-Family Dwelling District

APPEAL #11607 – Appeal filed by Koplar Properties, Inc., c/o Andrew Yule, from the determination of the Building Commissioner in the denial to of a building permit authorizing the Petitioner to construct a mixed-use building, per plans (zoning only), at 4974 Lindell Blvd.

**WARD 17 #AB-566657-21 ZONE: “E” – Multiple-Family Dwelling District and
CWE-FBC- Neighborhood Core District**

APPEAL #11609 - Appeal filed by Summit Sign, c/o Adam Garner, from the determination of the Building Commissioner in the denial of a building permit authorizing the Petitioner to install three (3) illuminated wall signs, per plans at 1121 N. Jefferson Ave.

WARD 3 #AB-567463-22 ZONE: “G” – Local Commercial and Office District

APPEAL #7992-RH - Revocation Hearing for Personal Auto, LLC, c/o Perry Steed and Conchita D. Curry, from the determination of the Building Commissioner in the revocation of an occupancy permit, and use variance with conditions authorizing the Petitioner to operate a used auto sales business with auto repair and an inspection station at 4655 Natural Bridge Ave.

WARD 21 #AO-230350-01 ZONE: “F” – Neighborhood Commercial District

3. **Deliberations on the above hearings.**

4. **Roll Call Vote** in open session to hold a closed meeting pursuant to the following;

A. Proceedings involving legal actions, causes of action or litigation or confidential or privileged communications with attorneys as provided by Section 610.021(1) RSMo.

5. **Approval of Written decisions, Findings of Fact and Conclusion of Law from hearings and Deliberations held on March 30, 2022.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Jared Boyd, Mayor's Office
City Counselor
Dan Isom, Director of Public Safety
Otis Williams, SLDC
Essence Owens, NSO7
Dale Ruthsatz, SLDC
Patrick Brown, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Cornita Robinson
Russell Halliday
Project Connect
Register, Room 118

Via Email with Attachments:

Tracy Billups
Debra Aaron

Via Hard Copy only:

Court Reporter

Via Hard Copy with Attachments:

Mary Hart Burton, Zoning Administrator
City Counselor
Board Members

Via Hand Delivery:

Post